065.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,000 / 687,000
					USE VALUE:	687,000 / 687,000
					ASSESSED:	687,000 / 687,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACDONALD MARC & KIMBERLY
Owner 2:	
Owner 3:	
Street 1:	31 KIMBALL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARQUIS SHAWNA -
Owner 2:	-
Street 1:	87 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,196 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

Lorraine C

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5196.000	283,200	700	403,100	687,000
Total Card	0.119	283,200	700	403,100	687,000
Total Parcel	0.119	283,200	700	403,100	687,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.97 | /Parcel: 346.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
41804			09/29/16

!5617!

PREVIOUS ASSESSMENT

Parcel ID 065.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,200	700	5,196.	403,100	687,000	687,000	Year End Roll	12/18/2019
2019	101	FV	254,400	700	5,196.	374,300	629,400	629,400	Year End Roll	1/3/2019
2018	101	FV	254,400	700	5,196.	374,300	629,400	629,400	Year End Roll	12/20/2017
2017	101	FV	254,400	700	5,196.	328,300	583,400	583,400	Year End Roll	1/3/2017
2016	101	FV	254,400	700	5,196.	299,500	554,600	554,600	Year End	1/4/2016
2015	101	FV	248,100	700	5,196.	264,900	513,700	513,700	Year End Roll	12/11/2014
2014	101	FV	248,100	700	5,196.	250,500	499,300	499,300	Year End Roll	12/16/2013
2013	101	FV	248,100	700	5,196.	238,400	487,200	487,200		12/13/2012

PRINT

Date	Time
12/10/20	20:28:48

LAST REV

Date	Time
12/27/19	08:26:55
apro	
5617	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARQUIS SHAWNA,	71062-199	1	5/25/2018		675,000	No	No		
WENDT CHRISTOPH	70178-166		11/2/2017		595,000	No	No		
CAMERON LORRAIN	66552-268		12/18/2015	Estate/Div	495,000	No	No		
CAMERON LORRAIN	25186-311		2/17/1995		1	No	No		Frederick J Cameron dod 1/29/2009

USER DEFINED

Prior Id # 1:	41804
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2019	1387	Wood Dec	16,300					
6/20/2018	831	Alterati	10,000	C				structural repairs
5/29/2018	708	Inter-De	3,100	C				
12/30/2015	1959	Inter-De	1,000					
2/17/1996	39	Manual	2,000					REBUILD PORCH
10/16/1995	601		6,000					ADD 3FT TO ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	SQ Returned	JO	Jenny O
1/31/2018	SQ Returned	MM	Mary M
9/29/2016	Measured	DGM	D Mann
9/29/2016	Left Notice	DGM	D Mann
1/9/2008	Meas/Inspect	189	PATRIOT
10/12/1999	Mailer Sent		
10/12/1999	Meas/Inspect	256	PATRIOT
8/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5196		Sq. Ft.	Site		0	70.	1.11	12									403,115						403,100	

Total AC/HA:	0.11928	Total SF/SM:	5196	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	403,115	Spl Credit		Total:	403,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18030298
Const Adj.:	0.98990101
Adj $ / SQ:	146.048
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410390
Depreciation:	127221
Depreciated Total:	283169

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 1					HB 1		

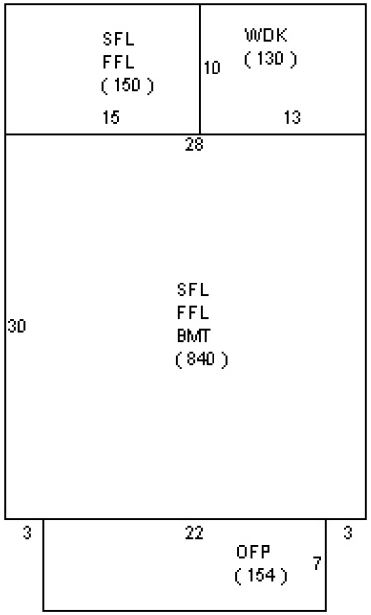
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.05
Special Features:	0	Val/Su Net:	91.24
Final Total:	283200	Val/Su SzAd	143.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	990	146.050	144,587
SFL	Second Floor	990	146.050	144,587
BMT	Basement	840	43.810	36,804
OFP	Open Porch	154	26.940	4,149
WDK	Deck	130	13.550	1,762

Net Sketched Area:	3,104			Total:	331,889
Size Ad	1980	Gross Are	3104	FinArea	1980

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X28	A	AV	1980	3.59	T	31.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700